

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Rhonda M Stratton  
DebtorCase No. 18-12684-jkf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: ChrissyW  
Form ID: pdf900Page 1 of 1  
Total Noticed: 1

Date Rcvd: Mar 04, 2020

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Mar 06, 2020.

db +Rhonda M Stratton, 3308 Haverford Avenue, Philadelphia, PA 19104-2021

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Mar 06, 2020

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on March 4, 2020 at the address(es) listed below:

BRIAN E. CAINE on behalf of Creditor MTGLQ Investors, L.P. bcaine@parkermccay.com, BKcourtntices@parkermccay.com

BRIAN E. CAINE on behalf of Creditor U.S. Bank Trust National Association as Trustee of the Chalet Series IV Trust bcaine@parkermccay.com, BKcourtntices@parkermccay.com

FREDERICK L. REIGLE on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com, ecfrpa@trusteel3.com

JADA S. GREENHOWE on behalf of Creditor PHFA-HEMAP jgreenhowe@phfa.org

JAMES P. MCGARRITY on behalf of Debtor Rhonda M Stratton mcgarritylaw@gmail.com, mcgarritybkb@yahoo.com; jamespmcg@ecf.inforuptcy.com; jamespmcg@yahoo.com

JAMES P. MCGARRITY on behalf of Plaintiff Rhonda Stratton mcgarritylaw@gmail.com, mcgarritybkb@yahoo.com; jamespmcg@ecf.inforuptcy.com; jamespmcg@yahoo.com

KEVIN G. MCDONALD on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust bkggroup@kmlawgroup.com

KEVIN M. BUTTERY on behalf of Creditor Citibank, N.A. kbuttery@rascrane.com

LEWIS P. HANNAH on behalf of Defendant Marilyn T. McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net

LEWIS P. HANNAH on behalf of Interested Party Marilyn McKinsey lhannah969@aol.com, Lphcourtfilings@verizon.net

MEGAN N. HARPER on behalf of Creditor City of Philadelphia megan.harper@phila.gov, karena.blaylock@phila.gov

REBECCA ANN SOLARZ on behalf of Creditor MTGLQ INVESTORS, L.P. bkggroup@kmlawgroup.com

REBECCA ANN SOLARZ on behalf of Creditor Citibank, N.A., not in its individual capacity, but solely as trustee of NRZ Pass-Through Trust VI bkggroup@kmlawgroup.com

ROBERT J. DAVIDOW on behalf of Creditor CitiBank, N.A., as Trustee for CMLTI Asset Trust robert.davidow@phelanhallinan.com

ROBERT J. DAVIDOW on behalf of Creditor Citibank, N.A., As Trustee For Cmlti Asset Trust robert.davidow@phelanhallinan.com

SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com

United States Trustee USTPRegion03.PH.ECF@usdoj.gov

WILLIAM MILLER\*R on behalf of Trustee WILLIAM MILLER\*R ecfemail@FredReigleCh13.com, ECF\_FRPA@Trusteel3.com

TOTAL: 18

**UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In re: **Rhonda Stratton**  
Debtor

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Chapter 13  
  
Bankruptcy No. 18-12684

**ORDER**

AND NOW THIS 4<sup>th</sup> day of March 2020, upon consideration of the Debtor's Motion to Employ Real Estate Agent, and sell the jointly owned property at 3308 Haverford Avenue, Philadelphia Pa 19104, and after proper service of the Notice and the filing of the Certification of No Objection, it is

ORDERED that the Application is GRANTED; and it is further

ORDERED that the Debtor is authorized to employ Gina Cook of Sandidge Real Estate to sell the Debtor's property at 3308 Haverford Avenue Philadelphia, to be compensated at six percent (6%) commission of the sale price. The Debtor will seek Court's approval and the joint owner's approval for the sale when a buyer is secured.

BY THE COURT:



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Jean K. FitzSimon  
United States Bankruptcy Judge